

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



May 12, 2011

Brian D. Papke, Capital City Real Estate, LLC
PO Box 96503 #38430
Washington, DC 20090-6503

RE: 1700 Euclid St., NW- Determination of Zoning Compliance

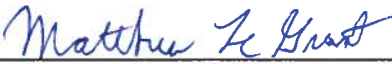
Dear Mr. Papke:

It was a pleasure to meet with you and your development team on March 31, 2011 regarding the proposed project located at 1700 Euclid St. NW. At our meeting, architectural plans were reviewed, along with the zoning data sheet. I understand that the existing building on the 7,000 sqft lot is proposed to be removed, with utilities left in place (but capped), and will be replaced with new construction that is summarized below.

As a result of discussions and areas of concern regarding the plans presented, new plans (dated 4/18/2011) were submitted to me that addressed the issues, and provided further clarification as requested. The following elements were identified, based on the 4/18/2011 plans, as a project that may be constructed as a matter of right in the subject R-5-B zoning district, in conformance with the zoning regulations:

- Lot is a corner lot, and the front is designated on Euclid Street.
- Construction of a new four story building with cellar containing 19 dwelling units.
- Designation of lower level as cellar, whose ceiling is less than 4 feet above the adjacent grade at the front of the building.
- A connection at 2nd and 3rd levels which qualifies the structure as a single primary building on lot.
- Ten off street parking spaces, 4 covered, and 6 un-covered, meeting the requirement.
- A proposed FAR of 2.156, which includes the 1.8 base FAR, with 20% bonus density for two inclusionary dwelling units, noted as units B-1 and A-6 on the floor plans.
- A lot occupancy of 59.93% which conforms with the 60% limit as noted on the Site Plan drawing.
- Rear yard of 28 feet, 8 inches where a minimum of 15 feet is required.
- No side yard setbacks provided as none are required.
- Proposed building height of 46 feet 8 inches that is within the 50 foot height limit.
- Open court size that exceeds the minimum 10 foot width requirement.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the plans dated 4-18-2011 that were presented to me and the information noted above. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

File: Det Ltr re 1700 Euclid St NW to Papke -5-11-11